138.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,002,100 / 1,002,100
					USE VALUE:	1,002,100 / 1,002,100
					ASSESSED:	1,002,100 / 1,002,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURREN DAVID B
Owner 2:	CURREN MARIANNE G
Owner 3:	
Street 1:	61 HILLSDALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HIGGINS ERIN K/ETAL -
Owner 2:	ROSNER DOUGLAS B -
Street 1:	61 HILLSDALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Brick Veneer Exterior and 2079 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6898.000	436,900	1,000	564,200	1,002,100
Total Card	0.158	436,900	1,000	564,200	1,002,100
Total Parcel	0.158	436,900	1,000	564,200	1,002,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.07 /Parcel: 482.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88559
GIS Ref:
GIS Ref:
Insp Date: 11/03/17

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	436,900	1000	6,898.	564,200	1,002,100		Year end	12/23/2021
2021	101	FV	424,100	1000	6,898.	564,200	989,300		Year End Roll	12/10/2020
2020	101	FV	424,000	1000	6,898.	564,200	989,200	989,200	Year End Roll	12/18/2019
2019	101	FV	319,300	1000	6,898.	595,600	915,900	915,900	Year End Roll	1/3/2019
2018	101	FV	319,300	0	6,898.	438,900	758,200	758,200	Year End Roll	12/20/2017
2017	101	FV	319,300	0	6,898.	420,000	739,300	739,300	Year End Roll	1/3/2017
2016	101	FV	319,300	0	6,898.	388,700	708,000	708,000	Year End	1/4/2016
2015	101	FV	311,700	0	6,898.	326,000	637,700	637,700	Year End Roll	12/11/2014

!10677!

PRINT

Date	Time
12/30/21	11:10:19

LAST REV

Date	Time
01/23/18	11:11:13
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10677

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINS ERIN K/	38022-228		2/19/2003		650,000	No	No		
MARTINEZ EDWARD	26053-361		2/15/1996		295,000	No	No		Y

USER DEFINED

Prior Id # 1:	88559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2016	124	Re-Roof	7,000		2/2/2016			Install new roof a

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Inspected	PH	Patrick H
9/29/2017	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	336	PATRIOT
6/6/2003	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6898		Sq. Ft.	Site		0	90.	0.91	10									564,245						564,200	

Total AC/HA:	0.15836	Total SF/SM:	6898	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	564,245	Spl Credit		Total:	564,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27499998
Const Adj.:	1.02836740
Adj $ / SQ:	170.452
Other Features:	111050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536710
Depreciation:	99828
Depreciated Total:	436882

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

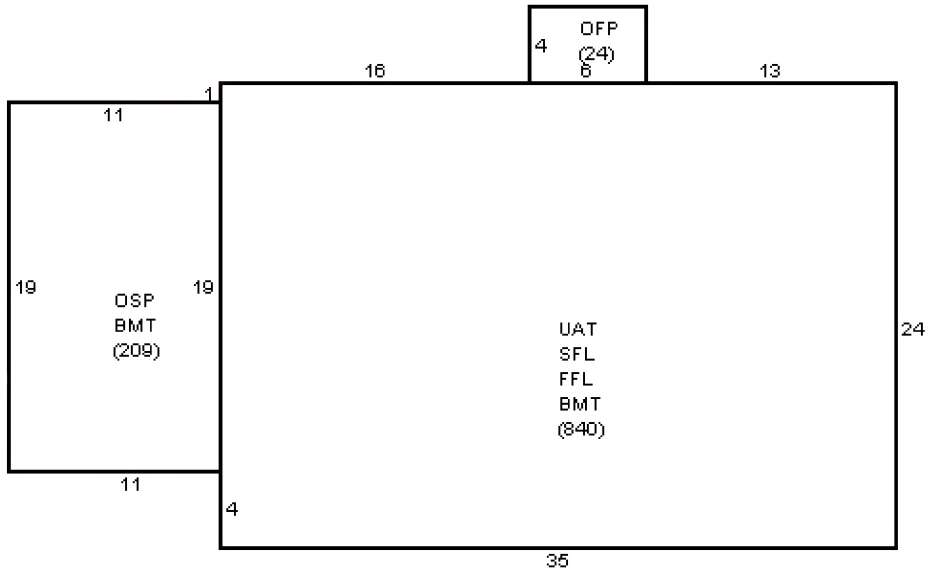
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.50
Special Features:	0	Val/Su Net:	137.74
Final Total:	436900	Val/Su SzAd	260.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,049	59.450	62,358
FFL	First Floor	840	170.450	143,180
SFL	Second Floor	840	170.450	143,180
UAT	Upper Attic	210	101.420	21,298
OSP	Screen Porch	209	27.600	5,767
OFP	Open Porch	24	45.250	1,086

Net Sketched Area:	3,172			Total:	376,869
Size Ad	1680	Gross Area	3802	FinArea	2079

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2011	0.00	T	6.4	101						
19	Patio	D	Y	1	10x35	A	AV	2000	3.32	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000